Prepared by:
Realty Title & Escrow Company, Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 187504 DEEDWARR
01/23/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190123-0006819

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 23rd day of January, 2019.

Notary Public
My commission expires: 9-4-19

06-1901-77129

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patricia W. Bryant 1752 Stonewater Drive Hermitage, TN 37076	New Owner	097-02-0-A-462.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Oliver L. Hildebrand and Dyeann H. Hildebrand, husband and wife**, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia W. Bryant, a married woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Villages of Riverwood, Section One, Phase 4E, First Revision, of record in Instrument No. 20140722-0065146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oliver L. Hildebrand and Dyeann H. Hildebrand, husband and wife by deed from Beazer Homes Corp., a Tennessee Corporation, dated September 12, 2014, recorded September 17, 2014, of record in Instrument No. 20140917-0085106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 1752 Stonewater Drive Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23 day of January, 2019.

Oliver H. Hildebrand

Dyeann H. Hildebrand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Oliver H. Hildebrand and Dyeann H. Hildebrand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 23rd day of January, 2019.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

